

METES AND BOUNDS DESCRIPTION  
OF  
LOT 1, BLOCK 2  
BRIAR MEADOWS CREEK SUBDIVISION, PHASE II  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK 2, BRIAR MEADOWS CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8654, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF JANICE TRAIL (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF BLOCK 3, BRIARCREST NORTHWEST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 15' 19" W ALONG THE NORTHWEST LINE OF JANICE TRAIL FOR A DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 86° 15' 19" W - 35.36 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PETERSON WAY (50' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE: N 48° 44' 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 40.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF LOT 2, BLOCK 2;

THENCE: N 41° 20' 07" E ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2 FOR A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE AFOREMENTIONED BLOCK 3 MARKING THE COMMON CORNER OF SAID LOTS 1 AND 2;

THENCE: S 48° 44' 41" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID BLOCK 3 FOR A DISTANCE OF 80.93 FEET TO THE POINT OF BEGINNING CONTAINING 0.161 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that properly marked monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

CERTIFICATE OF SURVEYOR

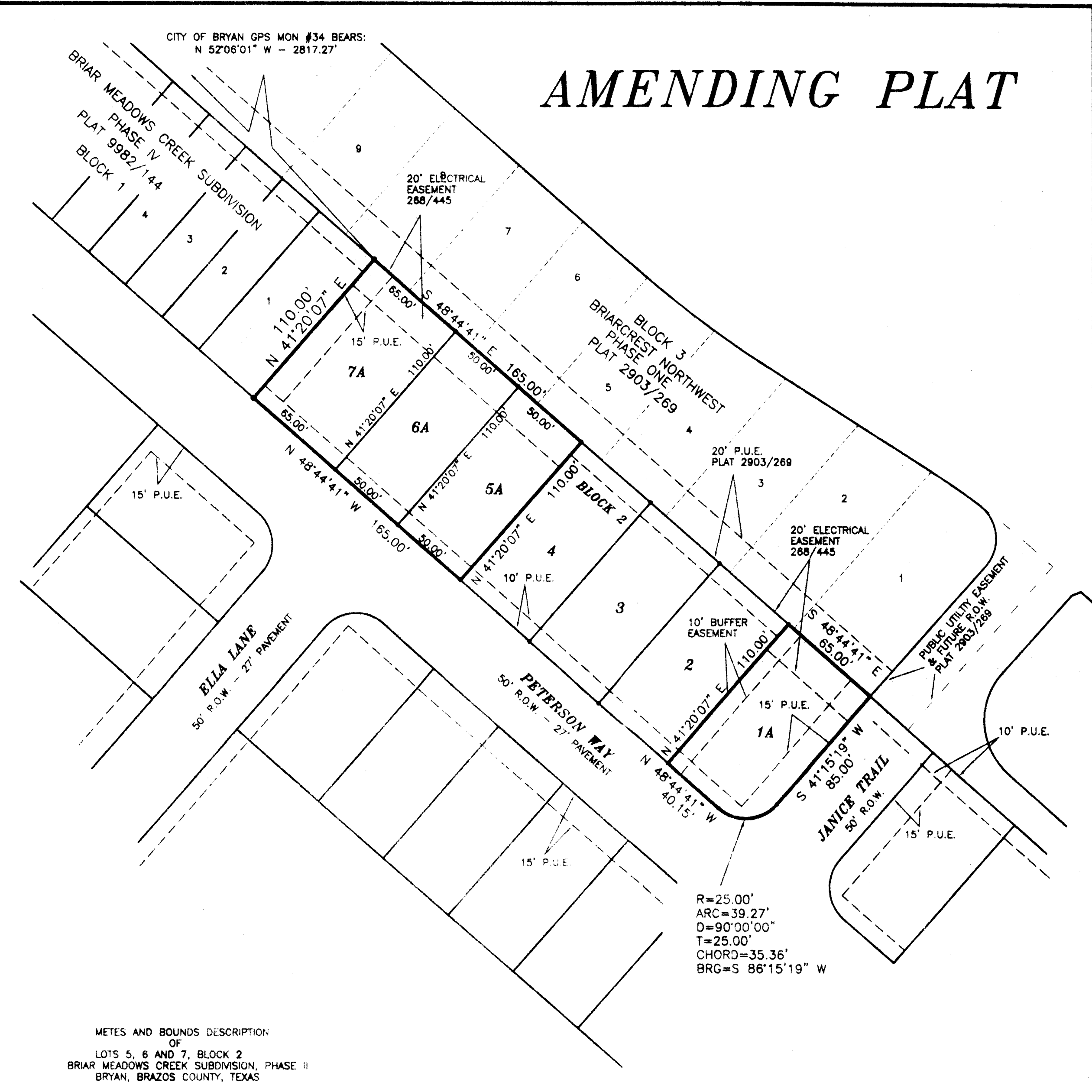
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, together with its certificate of authentication, County Clerk, in and for said county, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Clerk  
Brazos County, Texas



METES AND BOUNDS DESCRIPTION  
OF  
LOTS 5, 6 AND 7, BLOCK 2  
BRIAR MEADOWS CREEK SUBDIVISION, PHASE II  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 5, 6 AND 7, BLOCK 2, BRIAR MEADOWS CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8654, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PETERSON WAY (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 5 AND THE WEST CORNER OF LOT 4, BLOCK 2;

THENCE: N 48° 44' 41" W ALONG THE NORTHEAST LINE OF PETERSON WAY FOR A DISTANCE OF 185.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF LOT 1, BLOCK 1, BRIAR MEADOWS CREEK SUBDIVISION, PHASE IV, ACCORDING TO THE PLAT RECORDED IN VOLUME 9982, PAGE 144 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 20' 07" E ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 1 FOR A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BLOCK 3, BRIARCREST NORTHWEST, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2903, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE COMMON CORNER OF SAID LOTS 7 AND 1;

THENCE: S 48° 44' 41" E ALONG THE COMMON LINE OF SAID LOTS 5, 6 AND 7 AND SAID BLOCK 3 FOR A DISTANCE OF 185.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 5 AND THE NORTH CORNER OF SAID LOT 4, BLOCK 2;

THENCE: S 41° 20' 07" W ALONG THE COMMON LINE OF SAID LOT 5 AND SAID LOT 4 FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.417 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

THE PURPOSE OF THIS PLAT IS TO CORRECT/ADJUST THE 20' ELECTRICAL EASEMENT AT THE REAR OF THE LOTS AND TO ADJUST THE LOT LINES BETWEEN LOTS 5, 6 AND 7 TO ACCOMMODATE AN ADDITIONAL EASEMENT REQUESTED BY B.T.U.

## AMENDING PLAT

OF  
**LOTS 1, 5, 6 & 7, BLOCK 2**  
**BRIAR MEADOWS CREEK SUBDIVISION**  
**PHASE II**  
0.578 ACRES, JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET  
SURVEY DATE: 04-08-13  
PLAT DATE: 04-11-13

JOB NUMBER: 12-132  
CAD NAME: 12-132A  
CRS FILE: MARIA (cont); 05-449 (job)

OWNER:  
BURTON CREEK DEVELOPMENT  
1414 HARPERS FERRY  
COLLEGE STATION, TEXAS 77845  
PHONE (979) 255-2407

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

RECEIVED  
AUG 01 2013  
Development  
Engineering Services